

**NOTICE OF DIRECTOR'S DECISION
HOME OCCUPATION TYPE II & SHARED PARKING AGREEMENT**

DECISION DATE: November 19, 2004

TO: All Interested Parties

FROM: Jeff Caines, Assistant Planner

PROPOSAL: T's Nails Home Occupation

LOCATION: 17221 SW Baseline Road
Map # 1S1-06AC Lot #20400

SUMMARY: The applicant proposes to operate a nail salon studio. The studio is proposed to be located in the southeast corner of the first floor of the dwelling unit. There will be no more than 8 daily customers on the premises and no more than two (2) clients at the location at the same time. A ventilation fan could be installed if required by the Building Division. The applicant proposes to use a "gel" style nail polish rather than the common acrylic nail polish to reduce odor. For specific details of the home occupation please refer to the file located at the Development Services Division, 2nd Floor, Beaverton City Hall.

The following are major issues of the proposal identified by staff:

- No major issues were identified.

APPLICANT: Trung Nguyen
17221 SW Baseline Road
Beaverton, OR 97005

PROPERTY OWNER: Same

RECOMMENDATIONS: **HO2004-0014 (T's Nails Home Occupation) & PD2004-0005 (T's Nails Shared Parking): Approval** subject to conditions identified at the end of this report.

VICINITY MAP

BACKGROUND FACTS

Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision</u>	<u>240-Day*</u>
HO2004-0014	September 27, 2004	October 19, 2004	November 19, 2004	June 16, 2005

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Station Community – High Density (SC-HDR)	
Current Development	The site is currently developed as attached single family residential site	
Site Size	0.02 acres	
NAC	Five Oaks	
Comprehensive Plan	<p><u>Land Use:</u> Station Community (SC)</p> <p><u>Street Functional Classification Plan:</u> SW 173rd Avenue is classified as a “Neighborhood Route”. SW Baseline Road is classified as an “Arterial Street”.</p> <p><u>Street Improvement Master Plan:</u> The Transportation System Plan Street Improvement Master Plan does not show any future improvements to SW Baseline Road. The Master Plan does show a future street alignment for SW 173rd Avenue and expanding the roadway to three lanes.</p> <p><u>Bicycle Master Plan and Action Plan:</u> The Bicycle Master Plan and Action Plan shows an existing bicycle path on SW Baseline Road and a proposed future improvement along SW 173rd Avenue.</p>	
Surrounding Uses	<u>Zoning:</u> North: Station Community – High Density (SC-HDR) South: County East: SC-HDR West: SC-HDR	<u>Uses:</u> North: Residential South: Vacant East: Residential West: Residential

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Exhibit 1 Public Comments None received	